139.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,500 / 868,500
					USE VALUE:	868,500 / 868,500
					ASSESSED:	868,500 / 868,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGHAL RASHMI
Owner 2:	FOWLER ANDREW
Owner 3:	
Street 1:	9 WOODLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALIN DIANE T -
Owner 2:	-
Street 1:	9 WOODLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Clapboard Exterior and 1881 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5582.000	336,400	3,400	528,700	868,500
Total Card	0.128	336,400	3,400	528,700	868,500
Total Parcel	0.128	336,400	3,400	528,700	868,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.76 /Parcel: 461.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89335

GIS Ref

GIS Ref

Insp Date 03/27/12

!10754!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,400	3400	5,582.	528,700	868,500		Year end	12/23/2021
2021	101	FV	326,000	3400	5,582.	528,700	858,100		Year End Roll	12/10/2020
2020	101	FV	325,900	3400	5,582.	528,700	858,000	858,000	Year End Roll	12/18/2019
2019	101	FV	261,100	3400	5,582.	558,100	822,600	822,600	Year End Roll	1/3/2019
2018	101	FV	261,100	3400	5,582.	411,200	675,700	675,700	Year End Roll	12/20/2017
2017	101	FV	261,100	3400	5,582.	393,600	658,100	658,100	Year End Roll	1/3/2017
2016	101	FV	261,100	3400	5,582.	364,200	628,700	628,700	Year End	1/4/2016
2015	101	FV	246,000	3400	5,582.	305,500	554,900	554,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:18:43

LAST REV

Date	Time
12/07/21	10:10:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10754

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALIN DIANE T,	79162-263	1	11/17/2021		1,063,000	No	No		
	20928-496		12/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	89335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2007	690	Manual	3,000			G9	GR FY09	replace front porc

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2012	Inspected	BR	B Rossignol
11/11/2008	Meas/Inspect	336	PATRIOT
4/10/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5582		Sq. Ft.	Site		0	90.	1.05	10									528,715						528,700	

Total AC/HA: 0.12815 | Total SF/SM: 5582 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 528,715 | Spl Credit | Total: 528,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24726963
Const Adj.:	1.00489950
Adj $ / SQ:	169.206
Other Features:	63250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522335
Depreciation:	185951
Depreciated Total:	336384

COMMENTS

3OF=BMT SINK & TOILET ON FFL & SINK IN 1 BEDROOM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

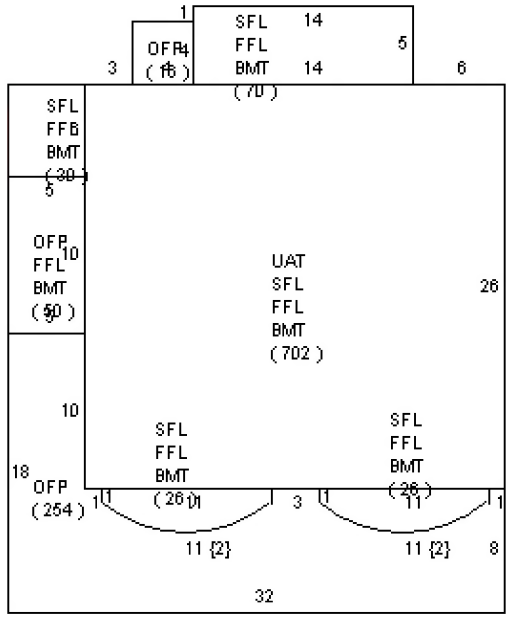
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	204.74
Special Features:	0	Val/Su Net:	106.52
Final Total:	336400	Val/Su SzAd	191.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	904	50.760	45,889
FFL	First Floor	904	169.210	152,963
SFL	Second Floor	854	169.210	144,502
OFP	Open Porch	320	21.760	6,964
UAT	Upper Attic	176	103.220	18,114

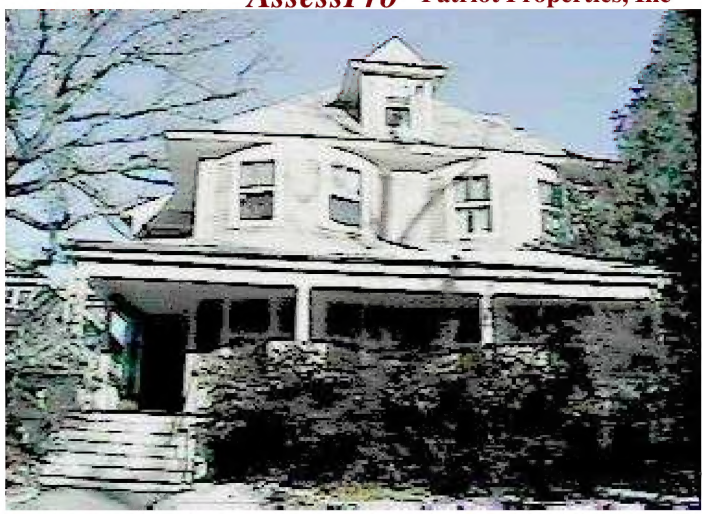
Net Sketched Area:	3,158			Total:	368,432
Size Ad	1758	Gross Area	3684	FinArea	1881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	
				Total:	3,400